

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Columbus-Muscogee**

State: **GA**

PJ's Total HOME Allocation Received: **\$23,421,477**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	11		
% of Funds Committed	94.55 %	91.92 %	3	92.63 %	63	62	
% of Funds Disbursed	93.01 %	86.28 %	1	86.67 %	87	84	
Leveraging Ratio for Rental Activities	0.52	3.21	10	5.03	5	9	
% of Completed Rental Disbursements to All Rental Commitments***	97.68 %	95.89 %	8	88.14 %	45	42	
% of Completed CHDO Disbursements to All CHDO Reservations***	89.08 %	76.31 %	3	76.19 %	76	75	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	68.46 %	73.09 %	8	81.48 %	13	16	
% of 0-30% AMI Renters to All Renters***	47.97 %	29.93 %	4	45.62 %	54	53	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	78.70 %	95.37 %	10	96.17 %	3	5	
Overall Ranking:			In State:	7 / 11	Nationally:	23	30
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$11,979	\$14,389		\$28,750	615 Units	31.10 %	
Homebuyer Unit	\$5,934	\$18,423		\$15,714	1,221 Units	61.80 %	
Homeowner-Rehab Unit	\$26,268	\$28,837		\$21,140	141 Units	7.10 %	
TBRA Unit	\$0	\$1,336		\$3,230	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Columbus-Muscogee GA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$17,739	\$79,728	\$32,106
State:*	\$54,531	\$72,069	\$30,417
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ: 0.7 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.83

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	34.6	29.8	22.0	0.0	Single/Non-Elderly:	42.6	30.6	17.7	0.0
Black/African American:	63.5	66.2	77.3	0.0	Elderly:	35.4	0.9	41.1	0.0
Asian:	0.4	0.2	0.0	0.0	Related/Single Parent:	14.3	47.0	13.5	0.0
American Indian/Alaska Native:	0.0	0.4	0.0	0.0	Related/Two Parent:	2.2	14.2	19.1	0.0
Native Hawaiian/Pacific Islander:	0.0	0.2	0.0	0.0	Other:	5.1	7.1	8.5	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.1	0.0	0.0					
Black/African American and White:	0.2	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.7	0.0					
Asian/Pacific Islander:	0.2	0.2	0.0	0.0					
ETHNICITY:									
Hispanic	1.0	2.8	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	64.8	30.9	53.2	0.0	Section 8:	47.7	0.5 [#]		
2 Persons:	20.2	26.5	26.2	0.0	HOME TBRA:	0.0			
3 Persons:	9.6	23.4	11.3	0.0	Other:	15.3			
4 Persons:	3.9	12.3	5.7	0.0	No Assistance:	37.1			
5 Persons:	1.2	4.8	2.1	0.0					
6 Persons:	0.2	1.5	1.4	0.0					
7 Persons:	0.2	0.6	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			0	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Columbus-Muscogee

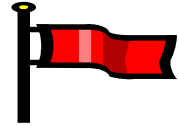
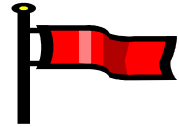
State: GA

Group Rank: 23
 (Percentile)

State Rank: 7 / 11 PJs

Overall Rank: 30
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	97.68	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	89.08	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	68.46	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	78.7	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	1.36	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

